

FARMINGTON CITY COUNCIL MEETING

Tuesday, December 5, 2006

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Larry W. Haugen, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Attorney Todd Godfrey, and Recording Secretary Jill Hedberg. Paula A. Alder was excused.

Mayor Harbertson began discussion at 5:00 P.M. The following items were reviewed:

Agenda Item#4 - Public Hearing: Consideration of Project Master Plan (PMP) for Station Park (M-9-06)

The City Council and City Attorney discussed the following issues relating to Station Park:

Todd Godfrey explained that Center-Cal will need the Project Master Plan, related Development Agreements, and the Agreement of Development of Land (ADL) approved before they close on the property in January. Center-Cal has requested that the Development Agreement address the uncertainties relating to the project since they were not able to provide a detailed site plan. The Council is being asked to approve a general concept that does not have specific tenants, buildings or sizes.

Development Agreement:

Todd Godfrey said he expected the narrative to include a minor description of the development but it is actually rather lengthy which will allow flexibility to change. Based on the developer's reputation and input, the uses will likely be up-scale. The Council will need to make their judgement based on the developer's previous projects. The Development Agreement will be very detailed but will not include building architecture.

Rick Dutson questioned whether the Council will have input regarding the architecture at a later time.

Todd Godfrey said City staff will have control over the architecture but it will not be reviewed by the Council. The Planning Commission recommended that the development have a "Main Street-type" feel. The developer will likely provide drawings in the near future.

Max Forbush said the upcoming deadline may be making the Council feel uncomfortable. If the Council chooses to place their trust in the developer, Station Park will likely be a premiere development. If the Council doesn't place their trust in the development, there is a risk the City may lose the opportunity.

Todd Godfrey said the City is working with a premiere developer but there is not assurance that it will be a premiere development. Based on Center-Cal's previous projects, they will likely create a terrific development that may include skating rinks, roundabouts, and water features. Although the proposed Development Agreement provides Center-Cal with flexibility, it still meets the intent of the Ordinance but the City is not legally bound to proceed.

Rick Dutson said he would be more hesitant approving the flexible Development Agreement if he had not had the opportunity to visit the Center-Cal offices and development in Oregon. He said it was very impressive and it would be well for the other members of the Council to visit the development.

Todd Godfrey said the developer is requesting flexibility to move the uses around within a specific area. They want to be able to change the building sizes without going through a lengthy process. This flexibility may be considered a loss of control to the City. The Planning Commission would only be involved in the process if the developer were to change a use within a specific area. The developer would have the flexibility to increase the box sizes.

Rick Dutson questioned how the Development Agreement would effect the areas to the north of Station Park.

Todd Godfrey said the area to the north would be addressed in the Agreement. The City would have greater control over the areas outside of the core area.

Max Forbush said he has confidence in the developer but is concerned about the future of the property if the developer were to sell the property. He questioned whether the City would be granting vesting rights for the developer or for the property.

Todd Godfrey explained that the vesting rights would be attached to the land. Center-Cal has the right to assign their interest to a developer that is approved by the City based on their financial ability to perform, which may be a risk for the City. He said the Council could limit the vesting rights to the developer through the Development Agreement but it may effect Center-Cal's ability to obtain funding.

The Council discussed the issue and agreed that the vesting rights should be tied to the developer so long as it does not effect their ability to obtain funding.

Sid Young said he originally thought the SARC would be responsible for some of the architectural review.

Todd Godfrey said the architectural review will be handled by the developer and City staff. The City will not likely have a heavy involvement in the SARC. Center-Cal will likely own the site

so they will have architectural control over the core area. The Ordinance will still govern and control the areas outside of the core.

Financing:

Todd Godfrey explained that when RDA's are used to promote economic development, the normal base to build infrastructure is tax increment funds. The original budget for the RDA project area was tax increments of \$18.5 million. He explained that Utah Law requires that a certain amount of money be set aside for housing components. Center-Cal is interested in partnering with a company to provide a housing component of approximately 150 to 200 units that will add vitality to the shopping center. He suggested that the Development Agreement include language indicating that the housing component will be made up of upper floor housing.

David Hale pointed out that the Center-Cal development in Oregon was supposed to include a housing component but it was not yet developed.

Max Forbush explained that according to Center-Cal's traffic report, in order for the traffic to flow properly, there will need to be two access points, the road will need to be re-stripped to accommodate dual left turn lanes, and in the future, the bridge structure will need to be widened 20' on each side which could cost up to \$10,000,000. At a meeting with UDOT, State Legislatures, and the County Economic Development, UDOT representatives indicated that they do not plan to improve the structures for at least 30 years. Since there has not been an application submitted for the variance, CenterCal may not be allowed to re-stripe the road since the shoulders would be narrowed. CenterCal's traffic engineer and the City Engineer will submit a justification stating that if the second access point is not allowed, the system will fail.

CLOSED MEETING

A motion was made by **Rick Dutson** for the Council to go into a closed meeting to discuss property acquisition. The motion was seconded by **Larry Haugen**. The motion passed with Council Members Young, Haugen, and Dutson voting in favor.

SWORN STATEMENT

I, Scott Harbertson, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was convened in a closed meeting.

Scott C. Harbertson, Mayor

A motion to reconvene into an open meeting was made by **Rick Dutson** and seconded by **Sid**

Young. The motion passed with Council Members Hale, Haugen, Dutson, and Young voting in favor.

Agreement of Development of Land:

Todd Godfrey said CenterCal suggested that they post a \$2,300,000 bond for the City to build the road at its discretion. This is a dilemma that needs to be resolved since the cost of the road may have increased by the time the City receives approval to proceed with the improvements.

Max Forbush suggested that a meeting be held on December 11, 2006, with the RDA negotiating team, City officials and City staff.

Betterments:

Rick Dutson said the term “betterments” seems elusive. He assumed the developer would submit a plan outlining their perspective on “betterments”.

Max Forbush said the City suggested that a fixed dollar figure be determined for betterments of certain areas since the developer will not be able to provide a betterments plan due to their time constraints. The issue will be further discussed at the December 11th meeting. He reported that he attended a meeting with **Mayor Harbertson** and **Steve Meyer**. UTA will build a plain open-air bridge with staircases and elevators on each end. The Council will need to determine what betterments should be included.

Mayor Harbertson read a letter that he received from **Steve Meyer** requesting that the City pay their share of the bridge improvements which is \$1,500,000.

The Council discussed the letter. The members of the Council agreed that there were discussions relating to the betterments of the bridge but the City never agreed to contribute to the cost of the basic bridge.

Todd Godfrey said he recommends that the Council receive public input regarding the Project Master Plan but recommended tabling action until it can be considered with the Development Agreement on December 19, 2006.

Rick Dutson suggested that the Project Master Plan refer to the developer’s engineering firm instead of to a company name.

In response to a question from **Rick Dutson**, **Max Forbush** said he recommends that the Council proceed on the “leap of faith” but said the issues relating to the road to the north must be resolved.

Agenda Item #5: Public Hearing: Consideration of Ordinance Amending Chapter 18 - Transportation Oriented Development (TOD) (ZT-14-06)

David Petersen reviewed the proposed changes to the Chapter 18 - Transportation Oriented Development (TOD). He recommended that the Council receive public input but withhold action until it can be considered with the Development Agreement and the Project Master Plan.

Agenda Item #6: Consideration of Ordinance Adopting Amendments to the City's Master Trails Plan (MP-2-06)

David Petersen explained that certain Planning Commissioners were concerned that the Master Trail Plan shows trails on developed properties. He said the Road Master Plan also includes roads on developed properties. He explained how the trail will likely be configured in the Silverwood Subdivision and the surrounding areas. He outlined the changes that were recommended by **George Chipman** based on the input that was given by the Planning Commission. He explained that there may be a possibility of continuing a trail through Kaysville.

Max Forbush said the City has been asked to contribute to the D&RG trail which will travel from Ogden to Salt Lake City.

Agenda Item #7: Boundary Adjustment Lot Lines Consideration - Don Leonard

David Petersen explained that a land locked parcel exists in the Leonard Lane PUD. The applicant is proposing to reconfigure 6 parcels to provide frontage for property parcel _____ 0047 on Leonard Lane. They are proposing a second access to property parcel _____ 0047 along its northeast boundary. The boundary adjustment will not create a new lot or a flag lot.

Agenda Item #8: Consideration of Duane Jacobs' Letter

Max Forbush reminded the Council members that at their previous meeting, the Governing Body directed City staff to remove and/or trim the trees located at 1162 South 120 East since they appear to be blocking the stop sign. After the meeting, the City received a letter from the property owner requesting that the trees be left in the park strip.

Mayor Harbertson said he visited the property after viewing the photos that were submitted by the property owner. It appears that the property owner trimmed the trees prior to taking the photos. It also appears that he took the picture from the middle of the street and that the stop sign is tilted to be more visible. He said he is concerned that an accident may occur if the stop sign is not clearly visible.

Agenda Item #10: An Ordinance Establishing Time & Place for Holding Regular Farmington City Council Meetings for 2007

Mayor Harbertson informed the Council members that he will not be present at the April 3, 2007, meeting due to Spring Break.

The Council discussed the possibility of holding the meetings two weeks in a row.

The Council agreed to present the Firemen their rings at the beginning of the meeting even though it was not included on the Agenda.

Agenda Item #15: Review of Strategy for City Building Project/General Obligation Bond Issuance Authorized by November's Bond Election

Mayor Harbertson said City staff will provide the Council with an updated bonding schedule. City staff recommends that the City move forward with the Police Station and Fire Station remodel and that the site be secured for the Police Station. Once the site is secured, the City will begin their architectural drawings. The issuance of the bonds will be deferred until after the plans and specifications are approved, finalized, bid out and bids are received.

David Hale referred to the property appraisal and said he did not think the land should hold such a strong position since a structure exists on the property.

The meeting adjourned at 6:55 P.M.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor Scott C. Harbertson, Council Members Richard Dutson, David Hale, Larry W. Haugen, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Recording Secretary Jill Hedberg. Paula A. Alder was excused.

Mayor Harbertson called the meeting to order at 7:00 P.M. **Max Forbush** offered the invocation. The Pledge of Allegiance was led by **David Hale**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Rick Dutson moved to approve the minutes of the November 21, 2006, City Council Meeting. **Larry Haugen** seconded the motion with changes as noted. The voting was unanimous in the affirmative.

PRESENTATION OF SERVICE RINGS TO FARMINGTON CITY FIREMEN

Mayor Harbertson and **Chief Gregory** presented service rings to **Steve Spillman, Jeff Hoover, Jess Johnson, and Roger Leuba** for their service to the City for the past ten years.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meeting held November 21, 2006. He covered the following items:

- The Planning Commission granted preliminary plat approval for Phase 1B of the Rice Farm Estates PUD consisting of 4 lots on 1.447 acres located at approximately 50 West 700 South in an LR (PUD) zone, and recommended final plat approval related thereto.
- The Planning Commission granted conditional use approval to construct a second driveway for access to a rear yard located at 513 South 1025 West in an AE zone.
- The Planning Commission recommended Project Master Plan approval for the proposed Station Park mixed use development consisting of 97.89 acres and located west of I-15, east of Park Lane, and north of Clark Lane.
- The Planning Commission granted conditional use and site plan approval to construct and operate a gas station on the northwest corner of Park Lane and Lagoon Drive in a CMU zone.

PUBLIC HEARING: CONSIDERATION OF PROJECT MASTER PLAN (PMP) FOR STATION PARK (M-9-06) (Agenda Item #4)

David Petersen displayed a slide of the Station Park site plan which consists of 97 acres. He said the Planning Commission recommended that the City Council approve the proposed Project Master Plan (PMP). He reviewed the conditions that were given by the Planning Commission which were outlined in a letter he wrote to Elizabeth Angyl on November 29, 2006. He said he agreed with the recommendation of the Council that fast food restaurants, convenience stores and gas stations should be allowed on the periphery of the core area.

Elizabeth Angyl (CenterCal Properties, LLC - 1960 East Grand Avenue, Suite 400, El Segundo, California) said the traffic study is being modified since it was determined that Park Lane is controlled by UDOT. They are asking for the Project Master Plan to be created with maximum uses and square footages since the site plan is still being created.

Jean Paul Wardy (CenterCal Properties) said they currently plan for the project to have two main entrances off of Park Lane. The development will be between 1,300,000 and 1,700,000 square feet of retail space that will include two major anchor stores, a theater, a book store, several restaurants and specialty retailers. The project will include gathering places with a "Main Street" feel. Each tenant will have a different facade that will be tenant-driven. They also plan to include an office and residential component to the project. They anticipate that the development will occur in a single phase that will be driven by approvals and discussions with UDOT.

David Hale asked if this development will compare to the other up-scale developments that have been done by CenterCal.

Jean Paul Wardy said it is too early to determine the tenant mix but it will be a high amenity project that will likely have tenants consistent with their other projects. What they are able to achieve will be driven by the market.

Public Hearing

Mayor Harbertson opened the meeting to a public hearing and invited the applicant to address the Council.

Public Hearing Closed

With no forthcoming comments, **Mayor Harbertson** closed the public hearing and asked the City Council for their consideration.

Rick Dutson questioned what types of laboratories may exist in the development.

Jean Paul Wardy said the laboratories will be used by retail stores such as optical retailers or photo labs. He said they would be willing to amend the text to include laboratories as an accessory to retail.

Mayor Harbertson questioned whether the drive-thru's, gas stations and fast food restaurants will be allowed as a conditional use.

Jean Paul Wardy said the uses are allowed in the secondary area which is in compliance with the Ordinance.

Rick Dutson requested that the text refer to a "civil engineer" instead of the name of a specific firm. He also referred to Section 2.3.1.1. and asked that the term "requested" be replaced with a more specific term since it is a legal document. He suggested that the term "staff" in Section 2.3.1.2. be replaced with a term that clarifies that the text is referring to the developer's civil engineer.

Sid Young suggested that the term "gas line" be replaced with "gasoline pipeline".

The Council said they are supportive of the project and are willing to work with the developer to expedite the process.

Motion

David Hale moved that the City Council table consideration of the Project Master Plan until it can be considered with the Development Agreement and the Agreement of Development of Land.

Rick Dutson seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION OF ORDINANCE AMENDING CHAPTER 18-TRANSPORTATION ORIENTED DEVELOPMENT (TOD) (ZT-14-06) (Agenda Item #5)

David Petersen reviewed the proposed amendments to Chapter 18 - Transportation Oriented Development (TOD). He recommended that the Council approve the amendments to Items 13, 14, and 15. The Planning Commission also recommends that the City Council approve the amendments. The City Attorney recommends that consideration of Chapter 18 occur concurrently with consideration of the Project Master Plan, the Development Agreement and the Agreement of Development of Land.

Public Hearing

Mayor Harbertson opened the meeting to a public hearing and invited the applicant to address the Council.

Ron Martinez (American West - 5019 Skyline Drive, South Ogden) said American West controls the property west of the D&RG to Park Lane. They do not object to any of the proposed revisions or the Master Plan for the area. Their main concern is the traffic in the area. He asked that American West be informed when the City and CenterCal engage in discussions regarding the traffic in the area. After visiting with Horrocks Engineers, they realized that they may be a solution to some of the traffic issues. They want to contribute to the City and complement Center-Cal's development.

Public Hearing Closed

With no further comments, **Mayor Harbertson** closed the public hearing and asked the City Council for their consideration.

Mayor Harbertson recommended that the Council follow the recommendation given by City staff to amend Items 13 through 15, as described.

Sid Young questioned whether the Site Architectural Review Committees (SARC) is defined accurately.

David Petersen said the SARC is defined correctly since the SARC has more than one role. Paragraph (g) refers to the role of the SARC prior to construction.

Rick Dutson said he realizes that the document needs to include flexibility to accommodate the development, but he would like the architectural aspects to be more clearly defined.

Motion

Rick Dutson moved that the City Council table consideration of the Ordinance amending Chapter 18 - Transportation Oriented Development (TOD) to allow it to be considered simultaneously with the Development Agreement, the Project Master Plan, and the Agreement of Development of Land. **Sid Young** seconded the motion, which passed by unanimous vote.

PUBLIC HEARING: CONSIDERATION OF ORDINANCE ADOPTING AMENDMENTS TO THE CITY'S MASTER TRAILS PLAN (MP-2-06) (Agenda Item #6)

David Petersen displayed a map of the City and reviewed the proposed amendments to the Trail Master Plan amendment. The Planning Commission recommends that the Council approve the amendments. Some members of the Commission were concerned about the City's ability to plan for trails across private property. The Trails Committee identified five areas where this may be an issue. He said the amendments to the Trails Plan includes extensive trail networks that are located on National Forest land east of the City.

Public Hearing

Mayor Harbertson opened the meeting to a public hearing and invited the applicant to address the Council.

George Chipman (433 South 10 West) said he represents the Farmington Trails Committee. The trails system is a benefit to the citizens because it provides walk-ability between neighborhoods, parks and schools. It also provides the residents with an opportunity for recreation and relaxation. The number of trails being proposed will allow the system to interconnect to all areas of the City. According to a study he read, individuals will not use the trails if they are located further than 10 minutes from their homes.

Harlow Wilcox (1149 South 200 East) questioned how many residents use the trails. He does not think the majority of the residents are supporting the amount of trails that are being proposed. He is not opposed to trails but recommends that fewer trails be established so it is more cost effective to the City. He referred to cases where trails have been misused due to their remote locations. He said the City should consider whether certain trails will invite inappropriate activities.

In response to a question from **David Hale**, **Mr. Wilcox** said there should be a justification to provide a trail.

Public Hearing Closed

With no further comments, **Mayor Harbertson** closed the public hearing and asked the City Council for their consideration.

David Hale said he empathizes with the view of **Mr. Wilcox**. The City should be certain that a trail can be continued before it is constructed.

Mayor Harbertson said there are many trails shown on the Trails Plan that are actually sidewalks. A large portion of the trails funding comes from grants. He said the City supports the trail system because it promotes health and fitness.

Sid Young said the City's intent is to provide an asset to the community. The Trails Plan is used to determine which areas the trails could be used. He questioned how much the City spends each year to maintain the trails.

Max Forbush said the Trails Committee has recommended that the trails be kept in a natural state so there are not a significant number of trails that are asphalt and require regular maintenance. The City spends a few thousand dollars each year to maintain the asphalt trails. The funding for initial construction of trails usually comes from impact fees and grants. Maintenance costs are paid out of the General Fund.

David Petersen indicated that the trails do not have to be a significant cost to the City. There are many cities who have expansive trail systems that are not maintained.

Max Forbush said there was only one trail added to the Trail Plan. The main purpose of the amendment is to name the trails and to designate use so appropriate signage can be installed. According to the citizen survey, there are a large number of residents who are in favor of the trails and the connectivity they provide.

David Petersen said the trail system will likely benefit future generations more than the present generation.

Rick Dutson suggested that the Trails Committee promote public awareness since there may be trails that the public is not aware of.

Sid Young said a significant portion of the trail improvements come from private donations, such as Eagle Scout projects. Although the City does not have control over the National Forest property, it is appropriate to include the property on the map so the Trails Committee can work with the Forest Service.

George Chipman said the trails are included on the National Forest area so the volunteers can receive insurance coverage while working in those areas. The Trails Committee submits a plan to the Forest Service on a yearly basis outlining the work that the City intends to do during the year.

In response to a question from **Council Member Young**, **Max Forbush** said it is appropriate for municipalities to plan for trails up to ½ mile outside of their city boundaries.

Motion

Sid Young moved that the City Council adopt ORDINANCE NO. 2006-75, AN ORDINANCE AMENDING THE TRAIL MASTER PLAN FOR FARMINGTON CITY, UTAH, AN ELEMENT OF THE FARMINGTON CITY GENERAL PLAN subject to the City Attorney indicating that it is appropriate for the City to plan for trails outside of its boundaries. **Rick Dutson** seconded the motion, which passed by unanimous vote.

George Chipman said the City would not be responsible to insure the trails outside of the City limits. The City would only be insuring the volunteers who work on those trails.

Max Forbush said it would be wise to seek the advice of the legal counsel.

BOUNDARY LINE ADJUSTMENT FOR CONSIDERATION - DON LEONARD (Agenda Item #7)

According to packet material, a land locked parcel exists in the Leonard Lane PUD . The Leonards worked with Leonard HPG Enterprises, LLC, and Davis County to prepared the boundary adjustment proposal reconfiguring 6 parcels to provide frontage for property parcel _____ 0047 on Leonard Lane, a private street also located in the Leonard Lane PUD. The parties are proposing a second access to property parcel _____ 0047 along its northeast boundary. No new lot is created by the boundary adjustment nor does boundary adjustment result in a violation of any land use ordinances.

David Petersen reviewed the packet information. It will be more cost effective to provide access on Leonard Lane. He passed out a letter from the County that was written to Harv Jeppson in support of the petition. He also passed out a letter from the Leonard Lane Country Estates Homeowners Association approving the proposed boundary changes.

Motion

Rick Dutson moved that the City Council approve the proposed lot line adjustments, as requested by **Mr. Leonard**, and authorize the Mayor to sign the boundary line adjustment **David Hale** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF DUANE JACOBS' LETTER (Agenda Item #8)

Mayor Harbertson indicated that the property owner, **Mr. Jacobs**, sent the City a letter requesting that the trees on his property not be removed. While visiting the property, **Mayor Harbertson** noticed that the trees appear to have been trimmed recently. It also appears that the pictures that were taken by the property owner were taken from the middle of the road so the sign would be more visible. He referred to the accident that occurred on Park Lane and Clark Lane as

some have claimed it was a result of an obstructed stop sign. He recommended that the trees be trimmed and removed to prevent another accident from occurring.

The Council members agreed that the City's main concern should be the safety of the residents.

Motion

Rick Dutson moved that the City Council continue and direct the City staff to remove the appropriate trees in the park strip. **Larry Haugen** seconded the motion, which passed by unanimous vote.

MINUTE MOTION APPROVING SUMMARY ACTION LIST (Agenda Item #9)

David Hale moved that the City Council approve the following items by consent as follows:

9-1. Ratification of approval of Construction Bond Agreements.

Larry Haugen seconded the motion, which passed by unanimous vote.

AN ORDINANCE ESTABLISHING A TIME & PLACE FOR HOLDING REGULAR FARMINGTON CITY COUNCIL MEETINGS FOR 2007 (Agenda Item #10)

The City Council agreed to hold their meeting in April on the 17th. A special meeting will be held if necessary.

Motion

David Hale moved that the City Council adopt ORDINANCE 2006-26, AN ORDINANCE ESTABLISHING A TIME AND PLACE FOR HOLDING REGULAR FARMINGTON CITY COUNCIL MEETINGS, with the amendment that the only meeting in April will be on the 17th, unless a special meeting is necessary. **Larry Haugen** seconded the motion, which passed by unanimous vote.

APPOINTMENT CONSIDERATIONS TO ART COUNCIL AND LEISURE SERVICES BOARD (Agenda Item #11)

It is the recommendation of **Viola Kinney** that the following individuals be appointed by the City Council to the Arts Council and the Leisure Services Advisory Board:

Appointment to the Leisure Services Board:

David Burns

Term: January 1, 2007 - December 31, 2009

Appointment to the Arts Council:

Jeremy Everts

Term: January 1, 2007 - December 31, 2009

Larry Haugen said he was present at the interviews and also recommends the appointments.

Motion

Larry Haugen moved that the City Council appoint **David Burns** to the Leisure Services Board from January 1, 2007 through December 31, 2009, and that the City Council appoint **Jeremy Everts** to the Arts Council from January 1, 2007 through December 31, 2009. **Larry Haugen** seconded the motion, which passed by unanimous vote.

INTERVIEWS SCHEDULE FOR PLANNING COMMISSION CANDIDATES (Agenda Item #12)

The Council agreed to hold the Planning Commission interviews on Tuesday, December 12, 2006, at 5:00 p.m. They agreed to hold their Special City Council meeting on Monday, December 11, 2006, at 5:00 p.m.

REVIEW/SIGN UP FOR 2007 TOWN HALL MEETINGS (Agenda Item #13)

The Council members scheduled which days they plan to attend the 2007 Town Hall meetings.

POTENTIAL DATES FOR CITY COUNCIL/EXECUTIVE STAFF STRATEGIC PLANNING RETREAT (Agenda Item #14)

The City Council scheduled their City Council/Executive Staff Strategic Planning Retreat on February 9, 2006, from 4:30 until 6:30 p.m., with a social beginning at 7:00 p.m. Discussions will resume on February 10, 2006, from 7:30 a.m. until noon.

REVIEW OF STRATEGY FOR CITY BUILDING PROJECT/GENERAL OBLIGATION BOND ISSUANCE AUTHORIZED BY NOVEMBER'S BOND ELECTION (Agenda Item #15)

According to packet information, it is recommended by City staff that the City move forward with the Police Station and Fire Station remodel and that the site for the Police Station be secured and that the architects, once the site is secured, be authorized to begin their architectural drawings, and that the issuance of bonds be deferred until after the plans and specifications are approved, finalized, bid out and bids received.

Max Forbush explained that the City has up to 10 years to proceed with the bond issuance.

Once bonds are issued, the money has to be spent within three years. A separate bond could be issued for the City Hall but the cost would be approximately \$70,000 for the issuance of the second bond.. He stated that the City has surplus money that could be used towards the architectural services for the Police Station and the Fire Station remodel. City staff recommends allowing the architects to begin the bid process once the site is secured and conditional use approval granted. At that time, the Council can determine if they want to issue one or two bonds.

The City Council conceptually agreed to authorize an immediate drafting of architectural plans and drawings for the Police Station and the necessary remodels for the Fire Station subject to the City acquiring the land site for the Police Station from Weber Basin Water Conservancy District.

MAYOR HARBERTSON'S REPORT

Mayor Harbertson attended a meeting with representatives from UDOT and the Legislature. There are issues that need to be resolved regarding the traffic at Station Park. UDOT representatives indicated that they will likely be able to resolve the issues but the developer will need to go through the appropriate process.

Mayor Harbertson attended a meeting with representatives from Lagoon and UTA. Lagoon will likely have the platform bid by a company of their choice since the initial bid seemed high. Lagoon requested that the City reimburse a portion of the money for the platform from the RDA funds.

Mayor Harbertson met with **Milo Kirkham** regarding the area near the Shepard Creek pond located east of the Garbett Homes development adjacent to the west side of U.S. Highway 89. **Mr. Kirkham** indicated that he was in favor of expanding the pond and creating a fishery or a park. He said issues relating to his property will now be handled by his attorney.

CITY COUNCIL REPORTS

Council Member Hale's Report

David Hale informed the Council members that he attended a meeting with the developers of The Steed Place. The developers understand what they need to do in order to proceed with the development.

Max Forbush stated that the City received a copy of a letter including a recommendation to demolish the Thomas Steed house that was done by the developer's civil engineer. The City Council has authorized the hiring of a structural engineer to inspect the property and give an independent opinion. He stated that the developer is willing to contribute \$25,000 to the Historic Preservation so long as they are not required to relocate the old rock cabin.

Council Member Dutson's Report

Rick Dutson said he spoke with two residents who were concerned that their neighbor, whose property is ½ acre in size, is considering getting a horse. He said he was surprised to learn from City staff that horses are allowed on properties that are at least 20,000 square feet. In his opinion, it may be wise for the City to consider increasing the minimum lot size where horses are allowed.

Council Member Hale's Report

David Hale said he spoke with a Farmington resident who was interested in being involved in the R.A.P. tax to establish a quality theater. **Council Member Hale** requested that City staff research the issue and report back to the Council.

MISCELLANEOUS

Max Forbush reviewed the miscellaneous information and correspondence that was included in the City Council Members' packets.

ADJOURNMENT

David Hale moved that the meeting adjourn at 10:10 P.M.

Margy Lomax, City Recorder
Farmington City